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G.579

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(ANDHRA PRADESH CAPITAL REGION DEVELOPMENT AUTHORITY)

APCRDA - CONFIRMATION OF DRAFT VARIATION OF NIDAMANURU ZONAL DEVELOPMENT PLAN, PRASADAMPADU GRAM PANCHAYAT, VIJAYAWADA RURAL MANDAL, NTR DISTRICT. NOTIFIED VIDE ANDHRA PRADESH GAZETTE EXTRAORDINARY NO.279, AMARAVATHI, DT.01.03.2024 (G.3952).

FILE.NO: MAU61-PLG00TH/5/2024: Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms No:244 MA Dt: 27/04/2000. The request for Change of land use from Agricultural Use to Residential Use in R.S.No.13/3,4,5; 14/1A, 1B, 1C, 1D, 1E, 1F; 14/1G, 1H, 14/1I, 1J, 1K, 1L, 2A, 2B, 2C; 15/1, 2A, 2B, 3,4,5; 16/1, 2, 3, 4; 17/2A, 2B, 3A, 3B; 18/1,2,3, 18/4, 5; 22/1A, 1B, 2A, 2B, 3A,3B,4,5; 24/1,2,3,4; 25/1,2; 26/1,2,3,4,5; 27/1,2,3,4A, 4B, 4C; 28/1, 2,3, 4; 29/1, 2A, 2B, 2C, 3,4,5 ; 30/1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 2E, 2F; 31; 32/1,2 ; 33/1,2,3; 34/1A, 1B, 1C, 1D, 1E, 2,3,4; 35/1A, 1B, 2A, 2B, 3, 4A, 4B, 5, 6A, 6B, 6C, 6D, 6E; 36/1, 2; 37/1, 2A; 37/2B, 3,4,5, 6A, 6B and 39/1,2,3 of Prasadampadu village, Vijayawada Rural Mandal, NTR District to an extent of Acre 218.36 cents was approved by Executive Committee of APCRDA on 29.02.2024 vide resolution no.204/2024-2.

After approval of the above said change of land use, draft variation was notified by Govt. of Andhra Pradesh and published in Andhra Pradesh gazette extraordinary no.279, Amaravathi, Dt. 01/03/2024 (G-3952) and also in Andhra Prabha telugu daily newspaper & The Pioneer English daily newspaper on 01/03/2024 and the objections received by APCRDA within fifteen days from the date of publication in AP Gazette i.e.,15.03.2024. No Objections/ Suggestions were received during the above said period.

Further the matter was placed before the Executive Committee of APCRDA on 16/03/2024 for approval of said change of land use and the Executive Committee vide resolution no.208/2024-2 has resolved as follows "Do and here by approve the final confirmation of Change of Land use from Agriculture Land Use to Residential Land Use in Nidamanuru ZDP. Since the applicant has paid CLU charges & Special Impact fee for part of the land in RS Nos.13/3, 13/4, 13/5, 14/1D, 14/1E, 15/1, 15/1A, 15/2A, 15/2B, 15/4, 15/5, 16/3, 17/2A, 17/2B, 17/3A, 17/3B, 18/1, 18/2, 18/3, 18/4, 18/5, 27/1 to an extent of Ac. 22.84 75 cents only, Gazette notification be issued to that extent only. For the remaining extent of land, the commissioner, APCRDA is authorized to issue Gazette Notification as and when the applicant paid requisite CLU fee and Special Impact fee". And Accordingly Confirmation of Draft Variation for an extent of land of Ac.22.8475 cents was published vide Gazette no.395 (G.4089) dt.16.03.2024.

Further, Change of Land Use fee was paid for an extent of land Ac 36.3825cents in R.S.No's. 15/1(P), 15/2A(P), 15/2B, 15/3, 15/5, 16/3, 16/4, 17/3B, 18/1(P), 18/2(P), 22/1A(P), 24/1, 24/2, 24/3, 24/4, 25/1A, 26/1, 26/2, 26/5, 27/1, 27/2, 27/2A, 27/2B, 27/3, 27/4A, 27/4C, 27/4B of Prasadampadu village. And Accordingly Confirmation of Draft Variation for an extent of land of Ac.36.3825 cents was published vide Gazette no.594 (G.145) dt.03.06.2024.

Later, Change of Land Use fee was paid for an extent of land 35.5250cents in R.S.No's.13/1(P), 2(P), 3(P), 4(P), 5(P); 14/1A(P), 1B(P), 1C, 1D(P), 1E(P), 1F, 1G, 1H, 1I, 1J, 1K, 1L, 2A, 2B, 2C; 15/1(P), 4(P); 18/1(P), 2(P), 4(P), 5(P); 22/1A(P); 28/1,2,3,4(P); 29/1(P), 3(P), 4(P); 30/1A(P), 1B, 1C, 1D, 2A(P) of Prasadampadu village.

Hence, notice is hereby given that modifications made to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms.No. 244 MA Dt: 27/04/2000 as said above are notified under section 41(4) of

APCRDA Act, 2014. The modifications shall come into operation from the date of publication of this gazette notification and as appended.

APPENDIX

NOTIFICATION

In exercise of the powers conferred by sections 41(4), 17(2) of APCRDA Act, 2014 (Andhra Pradesh Act No.11 of 2014) and G.O.Ms No.95 MA & UD (CRDA-2), Dt.23/4/2016 the APCRDA, hereby makes the following variation to the Nidamanuru Zonal Development Plan was approved and notified vide G.O.Ms.No. 244 MA Dt: 27/04/2000 and as required under section 41(3) of the said Act, Draft variation was previously published in Extraordinary issue of Andhra Pradesh Gazette No. 279, Amaravathi, Dt. 01/03/2024 (G-3952).

VARIATION

The site measuring to an extent of 35.5250cents in R.S.No's.13/1(P), 2(P), 3(P), 4(P), 5(P); 14/1A(P), 1B(P), 1C, 1D(P), 1E(P), 1F, 1G, 1H, 1I, 1J, 1K, 1L, 2A, 2B, 2C; 15/1(P), 4(P); 18/1(P), 2(P), 4(P), 5(P); 22/1A(P); 28/1,2,3,4(P); 29/1(P), 3(P), 4(P); 30/1A(P), 1B, 1C, 1D, 2A(P) of Prasadampadu village, NTR District with the following schedule of boundaries, which was earmarked for Agricultural Use in the Nidamanuru Zonal Development Plan sanctioned vide G.O.Ms.No. 244 MA Dt: 27/04/2000 is now proposed to be designated for Residential Use. Further details of the proposed change are available in the office of APCRDA, Lenin Centre, Vijayawada and also available in APCRDA web site www.crda.ap.gov.in subject to the following conditions:

1. The owners/applicants shall be responsible for any damage claimed by anyone on account of change of land use proposed.
2. The change of land use shall not be used as the proof of any title of the land.
3. The applicant should obtain the development permission from the competent authority duly paying the required fee and charges.
4. Compliance of building/layout rules at the time of development permission.
5. Competent authority shall ensure that the provision mentioned in the AP Agriculture Land (Conversion for Non Agricultural Purpose) Act, 2006 is adhered to.
6. The road affected portion shall be handed over to competent authority on free of cost.

7. If the authority notices any difference in calculation of fees/charges, the applicant has to pay the difference amount at a later date also.
8. Any other conditions as may be imposed by The Commissioner, Andhra Pradesh Capital Region Development Authority, Vijayawada.
9. Submission of applicable NOCs at the time of obtaining permissions.

SCHEDULE OF BOUNDARIES

The schedule for the site under reference in R.S.No's.13/1(P), 2(P), 3(P), 4(P), 5(P); 14/1A(P), 1B(P), 1C, 1D(P), 1E(P), 1F, 1G, 1H, 1I, 1J, 1K, 1L, 2A, 2B, 2C; 15/1(P), 4(P); 18/1(P), 2(P), 4(P), 5(P); 22/1A(P); 28/1,2,3,4(P); 29/1(P), 3(P), 4(P); 30/1A(P), 1B, 1C, 1D, 2A(P) of Prasadampadu village, NTR District to an extent of 35.5250cents is given below:

Schedule A:

North: Agriculture lands in R.S.Nos.13/1(P), 3(P), 4(P), 5(P); 14/1D, 1E; 15/1; 28/4(P); 31(P) and Budameru canal in R.S.Nos.8, 9, 11, 13/3(P), 4(P); 14/1A(P) of Prasadampadu Village.

South: Agriculture lands in R.S.Nos.29/1(P), 3(P), 4(P); 30/2A(P) and 31(P) of Prasadampadu Village.

East: Agriculture lands in R.S.Nos.15/1(P), 4(P); 26/1; 27/1; 28/4(P) and Budameru canal in R.S.No.7 of Prasadampadu Village

West: Existing Donka Road in R.S.No.63 of Ramavarappadu village, Agriculture lands in R.S.Nos.13/1(P), 2(P), 4(P), 5(P); 14/1D, 1E, 31(P) and Budameru canal in R.S.Nos.12; 13/1(P), 2(P), 4(P); 31(P) of Prasadampadu Village

Schedule B:

North: Existing Budameru canal in R.S.No.15/1(P) of Prasadampadu Village.

South: Agriculture lands in R.S.No.15/1(P) of Prasadampadu Village.

East: Agriculture lands in R.S.No.15/2A of Prasadampadu Village.

West: Agriculture lands in R.S.No.15/1(P) of Prasadampadu Village.

Schedule C:

North: Agriculture lands in R.S.No.18/1(P), 2(P) of Prasadampadu Village.

South: Agriculture lands in R.S.No.18/1(P), 3(P) of Prasadampadu Village.

East: Agriculture lands in R.S.No.18/2(P) of Prasadampadu Village.

West: Agriculture lands in R.S.No.17/1 and 17/2B of Prasadampadu Village.

Schedule D:

North: Agriculture lands in R.S.Nos.18/1(P), 4(P) and 5(P) of Prasadampadu Village.

South: Agriculture lands in R.S.Nos.22/1B of Prasadampadu Village.

East: Existing Donka Road in R.S.No.20, 21 of Prasadampadu Village.

West: Agriculture lands in R.S.Nos.17/3B and 22/1A(P) of Prasadampadu Village.

Sd/-,
Commissioner,
APCRDA.